

Arlington Redevelopment Board  
November 4, 2013  
2<sup>nd</sup> Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Mike Cayer, Chair, Bruce Fitzsimmons, Andrew Bunnell, Andy West, Christine Scypinski

STAFF: Carol Kowalski, Laura Wiener

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Mr. Cayer called the meeting to order stating that the Board would hold three hearings to re-open the special permits at 1398-1406 Massachusetts Avenue for signs and parking for two new business tenants leasing the spaces vacated by Panera and Gymboree.

Hearing for parking at 1498 Massachusetts Avenue: Attorney Dick Keshian, architect Russell DiMartino, Tim Williams, Civil Engineer with Allen & Major presented the application for parking.

Document used: October 13, 2013 Allen & Major site plan; September 19, 2013 plan.  
Application filed by Mr. Keshian.

VOTE: Ms. Scypinski moved to reduce parking spaces by 1 to 67 and add an ADA space, as shown on sheet C2 of Allen & Major September 19, 2013 plan issued for review. Mr. Fitzsimmons seconded. All voted in favor.

Hearing for Bagelville, 1398 Massachusetts Avenue: Attorney Dick Keshian, attorney Carl Toumayan, and Bagelville owner Sergio Goncalves described the sign and lighting proposed. Document used: Gamit Signs package date-stamped by the Arlington Planning Department October 31, 2013.

VOTE: The proposal was moved as presented, seconded, and all voted in favor.

Hearing for signs for CareWell Urgent Care, 1406 Massachusetts Avenue. Terry Giovi, and a representative (Jason) of Back Bay Signs. The Board asked the applicant to confirm with the Zoning Enforcement Officer that the signs did not violate section 703C, regarding red illuminated signs being distinct from traffic signals. The Board also felt a third sign was not in the public interest, and wanted the business name on the west façade sign, but required that the light be on a timer and shut off when the business was closed.

The applicant stated that the front windows would be tinted or “wrapped” and the front door would be locked. The Board asked that, instead, the front door be used and the front windows be kept open and clear.

Ms. Scypinski moved to approve the sign package dated September 19, 2013, as presented, with changes to the West side election to have a sign with a background and pending a consultation with the Director of Police Services on the safety of the red illuminated signage and that the front door be used as an entrance. Seconded and all voted in favor.

Agenda item: Symmes update. Mr. Cayer said he would ask outside Counsel Jonathan Book to prepare a list of conditions and terms remaining to be met so the Building Inspector may get a single sign-off from the Board.

Minutes: Mr. Fitzsimmons moved to approve the October 15, 2012 minutes as amended. Mr. West seconded. The minutes were approved with Mr. Bunnell abstaining.

Mr. Fitzsimmons moved to approve the minutes of August 19, 2013, as amended. Ms. Scypinski seconded and all voted in favor.

Mr. Fitzsimmons to approve the minutes of September 23, 2013 as presented. Mr. West seconded and all voted in favor.

The meeting adjourned at 8:43pm

Respectfully submitted  
Carol Kowalski  
Secretary ex officio

Minutes approved 11-18-13